

140.A

0001

0074.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
428,200 / 428,200  
428,200 / 428,200  
428,200 / 428,200
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
72-74		MT. VERNON ST, ARLINGTON

**OWNERSHIP**

Owner 1:	MADISON RICHARD F	Unit #:	74
Owner 2:			
Owner 3:			
Street 1:	74 MT VERNON ST UNIT 74		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

**PREVIOUS OWNER**

Owner 1:	MADISON RICHARD F -
Owner 2:	-
Street 1:	72 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1902, having primarily Vinyl Exterior and 1070 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8035											G10					

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	428,200			428,200		
							310711
							GIS Ref
							GIS Ref
							Insp Date
							05/03/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	428,200	0	.	.	428,200		Year end	12/23/2021
2021	102	FV	415,900	0	.	.	415,900		Year End Roll	12/10/2020
2020	102	FV	409,700	0	.	.	409,700	409,700	Year End Roll	12/18/2019
2019	102	FV	425,800	0	.	.	425,800	425,800	Year End Roll	1/3/2019
2018	102	FV	376,400	0	.	.	376,400	376,400	Year End Roll	12/20/2017
2017	102	FV	343,100	0	.	.	343,100	343,100	Year End Roll	1/3/2017
2016	102	FV	343,100	0	.	.	343,100	343,100	Year End	1/4/2016
2015	102	FV	316,900	0	.	.	316,900	316,900	Year End Roll	12/11/2014

Parcel ID 140.A-0001-0074.0

!15669!

**PRINT**

Date	Time
12/30/21	21:09:23

Date	Time
05/03/18	15:32:32

danam

15669

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADISON RICHARD	51419-265		7/9/2008	Family		No	No	MASTER DEED	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/3/2018	Measured	DGM	D Mann
1/21/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																	
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall:	%			OthrFix:	Rating:																	
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1												
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl:	Rating:			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
				CONDOS INFORMATION				Lvl 2														
								Lvl 1														
								Lower														
								Totals	RMs: 5	BRs: 2	Baths: 1	HB										
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL											
Prim Int Wal 2 - Plaster				Functional:	%			Interior:		1	5	2										
Sec Int Wall:	%			Economic:	%			Additions:														
Partition: T - Typical				Special:	%			Kitchen:														
Prim Floors: 3 - Hardwood				Override:	%			Baths:														
Sec Floors:	%			Total: 18.6 %				Plumbing:														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:														
Subfloor:								Heating:														
Bsmnt Gar:								General:														
Electric: 3 - Typical								TOTALS														
Insulation: 2 - Typical								1	5	2												
Int vs Ext: S								SUB AREA				SUB AREA DETAIL										
Heat Fuel: 1 - Oil												Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Type: 1 - Forced H/Air												GLA	Gross Liv Ar	1,070	411.710	440,528						
# Heat Sys: 1																						
% Heated: 100		% AC:																				
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.A-0001-0074.0												IMAGE						
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:			Total Special Features:								Total:										
<b>AssessPro Patriot Properties, Inc</b>																						
																						